



**Bereweke Road, Winchester, Hampshire, SO22 6AN**

**Winkworth**





Berewecke Road, Winchester, Hampshire, SO22 6AN

## Substantial Family Home in Much Sought After Berewecke

This handsome property exemplifies style and presence. Built in the 1930s, the impressive home is of good quality and size, with lovely architectural touches such as the recessed porch and veranda at the front, and the multi-paned casement windows adding to the appeal. The accommodation is well-presented, offering three spacious ground-floor reception rooms, four bedrooms and two bathrooms on a beautiful circa 0.4-acre plot.

The house is supremely well-positioned in the Berewecke area of Winchester, offering a family home in a central location. It is a 0.8-mile walk to the train station and just under a mile to the city centre. Winchester Racquets and Fitness is moments down the road and there are three excellent state secondary schools within 1.5 miles, along with respective primary and nursery schools.

The property boasts well-balanced living accommodation offering excellent versatility for modern family life. Downstairs, the large central hall, accessed via the outer porch, leads to the reception areas. Features include original 1930s doors and attractive archways through to the kitchen and stairs, mirrored by a third central arch for display purposes. The attractive tiled floor has underfloor heating flowing through to the kitchen. To the front, the generous study/family room has a feature fireplace bordered by original arches either side and is lovely and light courtesy of its double aspect. To the other side of the hall, the sitting room is a substantial, bright room with an open fireplace, large windows to the side and original casement windows to the front with double doors opening onto the veranda. The kitchen/dining room lies to the rear and features a stunning Smallbone bespoke kitchen with fitted units providing ample storage. Integrated appliances include twin ovens, a microwave combi oven, fridge/freezer, induction hob and dishwasher. There is plenty of space for a table and chairs and a comfortable seating area. A useful utility cupboard has space and plumbing for a washing machine and tumble dryer and an exterior rear door gives access to the patio and garden. A downstairs WC, accessed from the hallway, completes the accommodation on the ground floor.

The staircase leading to the first floor is flooded with natural light from tall windows with a lovely view over the rear garden. There are an impressive four double bedrooms on the first floor, as well as two bathrooms. Of particular note is the lovely principal bedroom with two double built-in wardrobes and a superb en-suite shower room with large walk-in shower. The three further bedrooms are all doubles and are served by the contemporary family bathroom with bath and separate shower. There are two built-in cupboards on the landing as well as access to the large loft, providing substantial further storage space.

The wonderfully mature gardens are a super feature of this lovely property. A large front garden ensures the house sits well back from the road and is therefore private and imposing. Alongside the front garden is a generous driveway allowing parking for up to six cars. Keen gardeners will enjoy the well-maintained vegetable patch to the right of the house while to the rear is a good size patio and the remainder laid to lawn, wrapping around to the left. There are several specimen trees including apple, pear, cherry and plum and a brick built shed provides storage for garden furniture and tools.

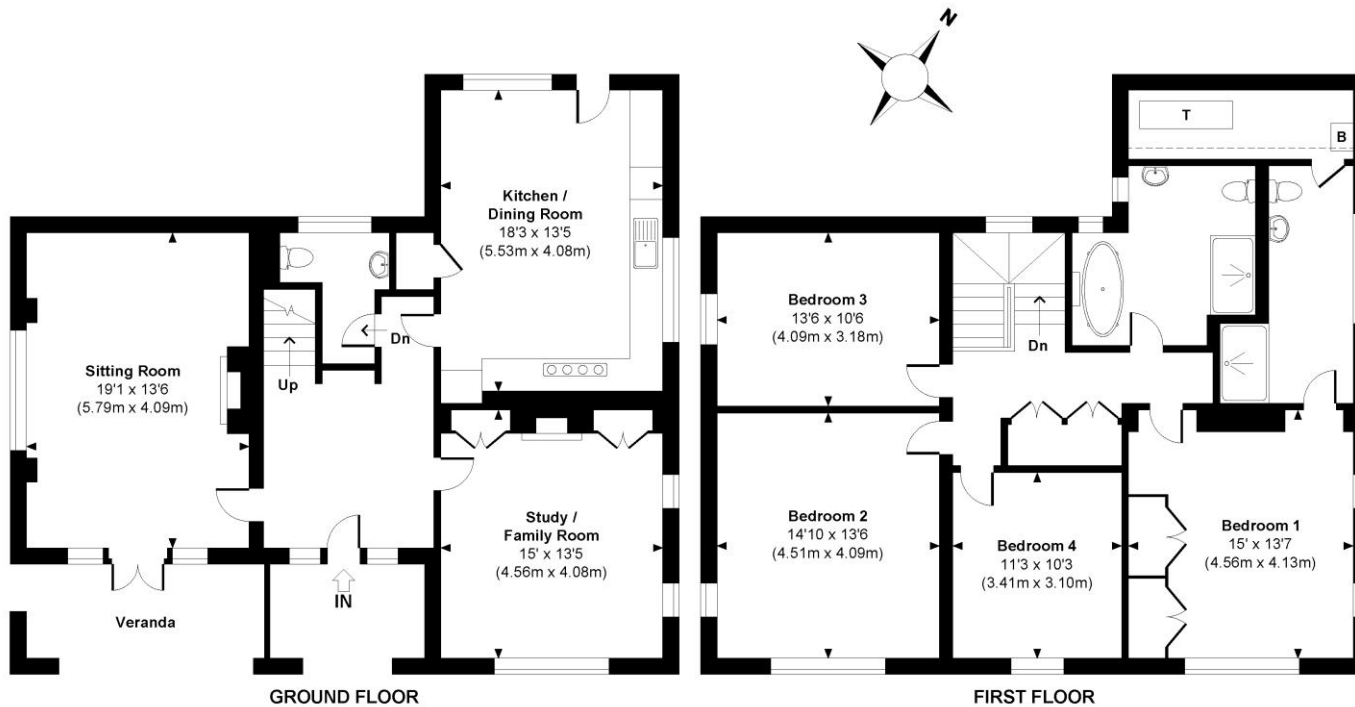






## Berewecke Road

Approximate Gross Internal Area  
Total = 2037 Sq Ft / 189.24 Sq M  
Includes areas with Restricted room height.



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Indicates restricted room height less than 1.5m.

## Berewecke Road, Winchester, Hampshire, SO22 6AN

### Directions

Leave Winchester city centre via Stockbridge Road. Take the second exit at the roundabout and continue along Stockbridge Road. At the next roundabout turn right into Berewecke Road and the property is on the left, just after the turning for Lynch Road.

### Location

Berewecke Road is superbly positioned for easy access to the mainline railway station (links to London Waterloo in approximately 55 minutes), and city with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the city's historic cathedral. The M3 motorway and A34 are both easily accessible from this location.

The house is situated in the catchment for good local schools including Weeke Primary and Henry Beaufort Secondary, with Peter Symonds Sixth Form College very close by, recognised for its outstanding results for pre-university education. The road itself is very desirable, being populated with some of the more substantial houses available to Winchester buyers.

**Tenure:** Freehold

### Services

Mains gas, electricity, water and drainage

### Winchester City Council

Council tax band: G

**EPC rating:** C

### Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](http://Winkworth.co.uk/winchester)

### Winkworth Winchester

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